

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

312/1 WELLINGTON ROAD BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$149,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,700

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

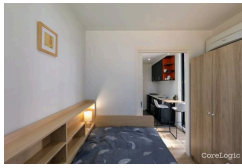
218/1 WELLINGTON ROAD BOX HILL VIC 3128	\$145,000	21-Nov-24
307/1 WELLINGTON ROAD BOX HILL VIC 3128	\$150,000	25-Mar-25
316/1 WELLINGTON ROAD BOX HILL VIC 3128	\$137,000	11-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 April 2025

Tony Dimopoulos
P 9568 8000
M 0499 362 646
E tony.dimopoulos@tgnewton.com.au



218/1 WELLINGTON ROAD BOX HILL VIC 3128

1 1 -

Sold Price **\$145,000** Sold Date **21-Nov-24**

Distance **0km**



307/1 WELLINGTON ROAD BOX HILL VIC 3128

1 1 -

Sold Price ^{RS} **\$150,000** ^{UN} Sold Date **25-Mar-25**

Distance **0km**



316/1 WELLINGTON ROAD BOX HILL VIC 3128

1 1 -

Sold Price ^{RS} **\$137,000** Sold Date **11-Mar-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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